



MOUNTAINS RECREATION & CONSERVATION AUTHORITY
Los Angeles River Center and Gardens
570 West Avenue Twenty-six, Suite 100
Los Angeles, California 90065
Phone (323) 221-9944 Fax (323) 221-9934

**Santa Monica Mountains National Recreation Area
Visitor Center, King Gillette Ranch**

Addenda #2 - April 8, 2009

This addenda contains the following items:

- **Pre-Proposal Questions and Answers #2.** These will also be included in the final Q&A to be posted on April 16, 2009.
- **List of Attendees to the April 7, 2009 Site Visit.**
- **Condition Assessment of Stable (aka Building 8).** Note that Addendum #1 stated that this document would be provided only to the selected consultant.



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center and Gardens
570 West Avenue Twenty-six, Suite 100
Los Angeles, California 90065
Phone (323) 221-9944 Fax (323) 221-9934

King Gillette Ranch - SMMNRA Pre-Proposal Q&A #2 – April 8, 2009

Clarifications:

- Selection will be made on a “best value” basis, not “low bid”.
- The lead consultant firm (or “prime”) may be any discipline (architecture, engineering, exhibit design, landscape architecture, etc.), but must have the capacity to manage all aspects of the project and check/coordinate plan sets.
- Relationship to planning for King Gillette Ranch:
A planning process is already underway for the entire 588-acre King Gillette Ranch property by MRCA, NPS, State Parks, and SMMC. Relevant documents are posted at <http://www.smmc.ca.gov/KGRP/planning.html>. Concurrent with the planning process are application to the Coastal Commission for a Coastal Development Permit and preparation of environmental compliance documents (CEQA/NEPA). The subject Visitor Center project is related to this ongoing planning process, however the consultant team will not be responsible for any planning services. The programming, site analysis, and preliminary/schematic plans prepared by the consultant team will be used as exhibits to the compliance documents and CDP application.
- Priority of project goals:
Achieving all the project’s desired goals (e.g., LEED rating, a design that reflects historic significance, aesthetics, modernization, preservation, sustainable energy elements, ease of maintenance, integrated exhibits, etc.) may not be possible and is likely to conflict with budget constraints. Balancing and prioritizing these elements will be a major portion of the decisions made during the preliminary/schematic design phase. Firms will be evaluated based on the criteria stated on page 5 of the RFP, not on their preference for any particular goal.

Questions:

Note: Questions #1-9 were answered in Addendum #1.

Q10. Is there a list of interested bidders available or will be available in the near future?

A10. Firms may register (it is not a requirement) as planholders for this RFP on ebidboard which can be accessed through www.mrca.ca.gov/projectlisting.html by clicking on “Listing of Advertised RFPs and RFQs”. Contact information for the firms who attended the walkthrough is included in Addendum #2.

Q11. The RFP requests information for five sections plus the Appendix. Section 1 includes the Narrative information, and is limited to ten pages. Then we have the 5 pages for the Appendix. Our concern is, are sections 2-5 part of the 10 page length for the narrative and exhibits? Meaning all-in-all we have 15 pages from beginning to end for the proposal? Or are you requesting 10 pages of narrative and exhibits within section 1; 5 pages of appendix; and then additional pages for sections 2, 3, 4 and 5. If this is so, is there a page limit to those sections?

A11. Section 1 is limited to 10 pages maximum. Sections 2, 3, 4, and 5 have no page limit. The Appendix is limited to 5 pages of supplemental material plus resumes.

Q12. Is the 10-page limit for section 1 only?

A12. Yes.

Q13. Does the 5-page appendix include resumes?

A13. No. You may have a 5 page appendix plus resumes.

Q14. The limit of 10 pages for narrative is not adequate to provide the detailed scope of work expected for the exhibit design portion. Can the limit be increased?

A14. No. In order to give each proposal a fair and thorough review, the page limit cannot be increased. The 5-page appendix may be used at bidder's discretion for supplemental material.

Q15. In Proposal Requirement II, Sections I and IV – “Fee Proposal for scope” – should the detailed fee proposal be part of the 10 page limit?

A15. No. The fee proposal, Section 4, is not counted as part of the 10 pages for Section 1.

Q16. Proposal Preparation Requirements, page 4, bullet 3 requires names and numbers of projects worked on in the last 5 years. Do you need all of this? Will you be calling references?

A16. Yes, this information is required but may be limited to projects that have some relevancy to the subject proposal. References may be contacted following interviews.

Q17. Would the subconsultants hired to do Geotechnical be contracted by MRCA or the prime?

A17. Geotech should be part of the consultant team hired by the prime.

Q18. Can exhibit designers be on multiple bids?

A18. Yes.

Q19. Is there any possibility that exhibit design services can be contracted separately by MRCA?

A19. No.

Q20. Will this be a design/build project for the exhibits or will they be designed and then go out to bid? Is the project funded through completion?

A20. Fabrication of exhibits is not included in this contract. Exhibit design firms are not required to have in-house fabrication capabilities. Funding for exhibit production is secured as part of the \$7-8,000,000 budget.

Q21. Clarify hard deadlines for design. Is there a long schedule break after the schematic drawings are completed? Will the public comment period of the environmental compliance process necessitate a long break?

A21. An amended schedule will be posted on or before April 16, 2009. Funding for the project is from the President's economic stimulus program, and construction is targeted to begin within 18 months. This precludes any long schedule breaks.

Q22. Looking over the RFP documents, I am a little confused as to the design budget. According to these documents, the exhibit designer should plan exhibits with a 2.5 million production budget. This number does not include the work in the pre-design, schematic design, and design development phases. Is this number part of the \$7-8,000,000 gross construction budget?

A22. The \$7-8,000,000 gross construction budget does not include any design costs, but does include exhibit production (estimated at up to \$2.5 million).

Q23. What agency will give ultimate approval for building code?

A23. The design must conform to the current California Building Code and applicable federal standards, including ADA. Permit(s) will be issued from the County of Los Angeles. The site is located in unincorporated Calabasas.

Q24. What agency will review construction documents?

A24. Permit(s) will be issued from the County of Los Angeles with typical plan check procedures. MRCA will review documents as well.

Q25. What agency will regulate signage?

A25. Onsite signage will be at the discretion of MRCA.

Q26. Is the project in the coastal zone? Is Coastal Commission approval required?

A26. Yes, the site is within the coastal zone. The process to secure a Coastal Development Permit is underway by the MRCA. The Schematic plans produced by the design team will be used during that process.

Q27. Will environmental compliance documents and discretionary permits be interagency? Who is doing the environmental compliance?

A27. MRCA is the lead agency and applicant; all partner agencies are involved in that process.

Q28. What is the status of the National Register nomination?

A28. As is, the building does not qualify for the National Register of Historic Places. It has not been decided if a nomination will be pursued.

Q29. Clarify how proposals following the Secretary of Interior Standards will be evaluated against those that do not?

A29. Firms will be evaluated based on the criteria stated on page 5 of the RFP. Decisions regarding specific goals, such as using/not using the Secretary of Interior Standards, will be a major portion of the decisions made during the preliminary/schematic design phase.

Q30. Does a list of character-defining features from SHPO exist?

A30. No, not for this building individually.

Q31. Is NPS or MRCA going to make decision about historic preservation?

A31. A combined team of representatives from NPS, State Parks, SMMC, and MRCA will evaluate all design options during the preliminary/schematic design phase.

Q32. Would it be OK to only partially restore the building in order to demonstrate its character and history? Would that be in the right spirit?

A32. This option could be explored as part of the preliminary/schematic design phase.

Q33. Is the site considered a cultural landscape, and are there related restrictions?

A33. No, but the site does contribute to the park's overall historic character and significance.

Q34. Has the interagency interpretive team referenced on page 12 of the RFP been formed?

A34. Specific staff members for the team will be assigned by the Interpretive Chiefs of MRCA, NPS and State Parks respectively.

Q35. Will the interpretive planning process include regional interpretive themes, site specific themes, or both?

A35. Both.

Q36. How far will interpretative development go in this phase?

A36. The subject contract goes through the development of construction/fabrication documents as described on pages 15-16 of the RFP.

Q37. What is the "interpretive/visitor use zone" for exterior and interior consideration? What other buildings are included in the consideration for interpretative exhibits and visitor experience?

A37. This project is focused on the stable and courtyard, however it may not be possible to accommodate all the desired uses within the footprint of the existing building. Therefore, it may be necessary to consider converting nearby buildings (such as the print shop and White house) for ancillary uses. This is an element of the design that will be addressed during the preliminary/schematic design phase. The full visitor experience begins at the park entry.

Q38. How much exhibit space is there really?

A38. Options for this will be explored as part of the preliminary/schematic design phase.

Q39. What is the difference between adoblar brick and adobe brick?

A39. Adoblar bricks are the same size as adobe brick, but contain cement and are fired in a kiln. The process was patented by Fritz Ruppel.

Q40. In the Exhibit Design scope, is “Schematic Design II” the same thing as Design Development?

A40. Yes.

Q41. Is there a rough outline of interpretive content available?

A41. The main theme of the visitor center has not yet been selected. Part of the responsibility of the Exhibit Consultant will be to work with agency staff to select a central theme, subthemes and storylines.

Q42. Can collections be made available from other agencies? Will State Parks make their collection available for display?

A42. NPS has a small collection of photos and Native American pieces that may be relevant and usable but it is not anticipated that any of the exhibits will be designed around artifacts in either that collection. MRCA does not have a collection. Use of the State Parks collection can be evaluated during the design process.

Q43. What is in the NPS collection? Is a catalog of the NPS’ collection available that can be made available to designers as they write their proposal?

A43. A pdf of the museum catalog and archive finding aids will be posted on or before April 16, 2009.

Q44. Is the Schematic II phase for exhibit design considered design development?

A44. Yes.

Q45. What was the round tower used for? What anticipated use do we see?

A45. It was a hay loft. Options for use of that space will be explored during the preliminary/schematic design phase.

Q46. What is the timeline for the exhibits?

A46. An amended schedule will be posted on or before April 16, 2009.

Q47. Are the Wallace Neff drawings available?

A47. A floor plan was included in Addendum #1. Other drawings will be provided to the selected consultant.

Q48. Is there an existing septic system?

A48. Unknown. It is anticipated that if one exists, it is probably inadequate and/or in disrepair. There is an existing sewer line under the entry drive.

Q49. Is there a record of on-site utilities? Where are the waterline locations?

A49. There is a known water line under the main driveway. No survey of utility locations exists.

Q50. Has a hazardous materials report been completed?

A50. No.

Q51. Has a termite inspection been completed?

A51. No.

Q52. Should a percolation test be included in the proposal?

A52. No.

Q53. Does mapping of the site exist? Is there a topographic survey of the proposed work area?

A53. Some mapping has been completed as part of the overall planning process and can be accessed at <http://www.smmc.ca.gov/KGRP/reference.html>. No topographic surveys or detailed maps are available. Addendum #1 included a floor plan.

Q54. Will there be a single point of contact for the client, or will consultants need to coordinate separately with MRCA, NPS, SMMC, and State Parks?

A54. There will be a single project manager from MRCA as the primary point of contact.

Q55. Is there a percentage goal for minority/women owned business involvement (MBE/WBE)?

A55. No.

Q56. Are there criteria for parking?

A56. Attachment #8 of the RFP includes estimated parking requirements.

Q57. What type of access is there for the public/visitors/ bidders?

A57. The site is currently open to the public from sunrise to sunset and will remain open after this project is completed. There is no access into the building.

Q58. Will the project be off the grid?

A58. Options for this will be explored as part of the preliminary/schematic design phase.

Q59. What are the charrette goals?

A59. Answer to be provided in final Q&A posted April 16, 2009.

Q60. Should a topographic survey be included as part of the proposal? If so, please clarify the limits of such a survey.

A60. Answer to be provided in final Q&A posted April 16, 2009.

Q61. Is a Gold or Platinum LEED rating required (as opposed to just desired)?

A61. Answer to be provided in final Q&A posted April 16, 2009.

Q62. What is the budget allocated for design fees?

A62. Answer to be provided in final Q&A posted April 16, 2009.

| Company | Name | Phone | Fax | Email | Type of Firm |
|-------------------------------------|-----------------------|----------------------|--------------|--|--------------|
| Akasi Lee Architecture | Kim, Jane | 310-713-6705 | 213-387-6188 | akasilee@gmail.com | Architecture |
| Aleks Istanbul Architects | Istanbul, Aleks | 310-995-8246 | 310-399-1888 | ai@ai-architects.com | Architecture |
| B3 Architects | Singletary, Douglas | 805-216-5383 | n/a | dps@b3architects.com | Architecture |
| Carson Architects | Carson, Thomas | 310-827-1222 | 310-827-1702 | tom@carsonarchitects.com | Architecture |
| Carson Architects | Mulcahy, John | 310-827-1222 | 310-827-1702 | john@carsonarchitects.com | Architecture |
| Clive Wilkinson Architects | Huang, Jenny T. | 310-358-2200 | | jennyh@clivewilkinson.com | Architecture |
| Corsini Stark Architects | Stark, Anthony | 323-255-5442 | 323-255-9105 | astark@starkarchitects.com | Architecture |
| Corsini Stark Architects | Corsini, Richard | 323-255-9100 | 323-255-9105 | rcarc@corsiniarchitects.com | Architecture |
| Daly Genik | Daly, Meara | 310-656-3180 | 310-656-3183 | meara.d@dalygenik.com | Architecture |
| David Lawrence Gray Architects | Gray, David Lawrence | 310-394-5707 | 310-394-0447 | david@davidgrayarchitects.com | Architecture |
| Dougherty & Dougherty | LoBasso, Joe | 714-427-0277 | 714-427-0288 | joel@ddarchitecture.com | Architecture |
| Drisko Studio Architects Inc. | Knight, Robert Glen | 310-828-1761 | 310-943-1638 | bknight@driskostudio.net | Architecture |
| Frank R. Webb Architects | Ambriz, Robert | 310-559-4717 | 310-559-9174 | office@teamfwa.com | Architecture |
| Frederick Fisher & Partners | Collins, Keith | 310-820-6680 | 310-820-6118 | keith@fisherpartners.net | Architecture |
| Goldman Firth Rossi Architects | Goldman, Ron | 310-456-1831 | 310-456-7690 | ron@gfarchitects.com | Architecture |
| GRAFT | Pritchett, Elizabeth | 323-441-9610 x114 | 323-441-9666 | elizabeth@graftlab.com | Architecture |
| Heritage Architecture & Planning | Pauli, Carmen | 619-239-7888 | 619-234-6286 | carmen@heritagearchitecture.com | Architecture |
| Hill Partnership Inc | Bloomfield, Kathie | 949-675-6442 | 949-675-4543 | kathie@hillpartnership.com | Architecture |
| Hill Partnership Inc | Brown, Dennis | 949-675-6442 | 949-675-4543 | dbrown@hillpartnership.com | Architecture |
| Hodgetts & Fung Architects | Langlois, Amber | 323-937-2150 | | alanglois@hplusr.com | Architecture |
| House & Robertson | Williams, Tom | 323-935-3158 | | tomw@hrarch.com | Architecture |
| JAG Architects | Gee, Dick | 213-620-0800 | 213-620-0755 | dgee@jagarchitects.com | Architecture |
| JDO/Dyer | Dyer, Vince | 818-706-3997 | 818-706-2453 | vince@jdodyer.com | Architecture |
| JDO/Dyer | Cochran, Idin | 818-706-3997 | 818-706-2453 | ldin@jdodyer.com | Architecture |
| John Friedman Alice Kimm | Alfonso, Patty | 213-253-4740 | 213-253-4760 | info@jfka.net | Architecture |
| Koning Eizenberg Architecture | Ryan, Oonagh | 310-828-6131 | 310-828-0719 | oryan@kearch.com | Architecture |
| Koning Eizenberg Architecture | Chan, Crystal | 310-828-6131 | 310-828-0719 | cchan@kearch.com | Architecture |
| Korn Randolph | Randolph, Matt | 626-564-0259 | 626-449-8178 | matt@kornrandolph.com | Architecture |
| Lehrer Architects | Frankel, Travis | 323-664-4747 | | travis@lehrerarchitects.com | Architecture |
| Levin & Associates Architects | Rawlings, Andrea | 213-623-8141 | 213-623-9207 | arawlings@levinarch.com | Architecture |
| Lucchesi Galati | Roberts, Jeff | 702-263-7111 | 702-263-8111 | jroberts@lgainc.com | Architecture |
| Lucchesi Galati | Galati, Craig | 702-263-7111 | 702-263-8111 | cgalati@lgainc.com | Architecture |
| M2A Architects | Michali, Thomas C. | 213-833-0005 | 213-833-0045 | michali@m2a-architects.com | Architecture |
| Mehrnoosh Architects AIA | Ellisa, Barbara | 310-392-0411 | 310-314-0584 | ibbari@gmail.com | Architecture |
| Mehrnoosh Architects AIA | Karalius, Vilija | 310-455-2135 | | vkalius@verizon.net | Architecture |
| Moore Ruble Yudell Architects | Theeuwes, JT | 310-450-1400 x269 | 310-450-1401 | jtheeuwes@mrvarchitects.com | Architecture |
| Moule & Polyzoides | Herring, Damon | 626-844-2400 | 626-844-2410 | dherring@mparchitects.com | Architecture |
| Nakada & Associates | Lund, Misa | 213-943-4680 | 213-943-4681 | lund@nakadapartners.com | Architecture |
| Nakada & Associates | Olschlager, Gordon A. | 213-943-4684 | 213-943-4681 | olschlager@nakadapartners.com | Architecture |
| Nicholas Budd Architects | Studnitz, Jonas von | 323-653-0226 | 323-653-0227 | jonas@nicholasbudd.com | Architecture |
| OKB Architects | Kerwin, Jason | 310-474-4412 | 310-532-6878 | jason@okbarchitects.com | Architecture |
| Onyx Architects | Joyce, Doug | 626-465-8001 | 626-405-8150 | djoyce@onyxarchitects.com | Architecture |
| Pfeiffer Partners | Dunbar, Jen | | | jdunbar@pfeifferpartners.com | Architecture |
| Predock Frane Architects | Frane, John | 310-399-2377 | 310-399-2397 | john@predockfrane.com | Architecture |
| Pugh & Scarpa Architects | Safarik, Daniel | 310-828-0226 ext. 16 | 310-453-9606 | daniel@pugh-scarpa.com | Architecture |
| Randall Stout Architects | Lathrop, Jennifer | 310-827-6876 | 310-827-6879 | jlathrop@stoutarc.com | Architecture |
| Roesling Nakamura Terada Architects | Cline, Tyson | 805-626-5330 | 805-626-5350 | clive@rntarchitects.com | Architecture |
| Roto Architects | Holmquist, Alyssa | 323-226-1112 | 323-226-1105 | alyssa@rotoark.com | Architecture |
| Siegel & Strain Architects | Edwards, Burton | 510-547-8092 | 510-547-2604 | BPE@siegelstrain.com | Architecture |
| SPF: Architects | Fischer, Gregory | 310-558-0902 | 310-558-0904 | gregory@spfa.com | Architecture |
| Touraine Richmond | Richmond, Debbie | 310-822-3175 | | deborah@touraine-richmond.com | Architecture |
| W. Morris Architects | Perrino, Kathy | 858-345-1906 | | kathy@wmorrisarchitects.com | Architecture |

| Company | Name | Phone | Fax | Email | Type of Firm |
|--|---------------------|--------------------|--------------|--|---|
| Wolf Architecture | Wolf, Harry C. | 310-457-9828 | 310-494-5967 | hwolf@wolfarc.com | Architecture |
| ZGF | Mabe, Doss | 213-617-1901 | 213-617-0047 | dmabe@zgf.com | Architecture |
| ZGF | Grande, Sandra | 213-617-1901 | 213-617-0047 | n/a | Architecture |
| IQ Magic | Hartman, Thomas H. | 310-394-0678 | | thartman@iqmagic.net | Conceptual Development |
| Cumming Corporation | Chan, Jaqueline | 213-804-1445 | 213-408-4665 | jchan@ccorpusa.com | Cost Estimator |
| Sussman/Prieza | Kerr, Nicole | 310-836-3939 | | nkerr@sussmanprieza.com | Design |
| The Hettema Group | Wiktor, George | 626-683-9876 | 626-683-9117 | Gwiktor@thehettemagroup.com | Design |
| The Hettema Group | Hettema, Paul | | | | Design |
| | Dukes, Stacy | 714-241-9144 | | mira@stacydukesdesign.com | Design |
| Lexington | Zilberberg, Stewart | 310-877-6106 | 818-768-4217 | szilberberg@lex-usa.com | Design/Build |
| VCD Design Group | Comstock, Paul | 310-785-7900 x7613 | 818-225-5622 | paul@paulcomstockstudio.com | Design/Build |
| VCD Design Group | Hall Kaplan, Sam | | | hallkaplan@earthlink.net | Design/Build |
| Coffman Engineers | Wirthlin, Jonathan | 818-285-2650 | 818-285-2651 | wirthlin@coffman.com | Engineering |
| FUSCOE Engineering | Slasor, Oriana | 949-474-1960 | 949-474-5315 | oslasor@fuscoe.com | Engineering |
| JSA | Silverman, David | 818-222-3700 x105 | 818-222-3710 | david@jsa-eng.com | Engineering |
| Pacific Coast Civil Inc. | Wagstaff, Al | 818-865-4168 | 818-865-4198 | Al@pacificcoastcivil.com | Engineering |
| Penfield & Smith | Meckstroth, Scott | 805-981-0706 | n/a | SDM@penfieldsmith.com | Engineering |
| Huitt Zollars | Marsh, Jeffrey | 805-418-1802 | 805-418-1819 | jmarsh@huitt-zollars.com | Engineering: Civil |
| Hunsaker & Associates (LA) | Giem, Jeannie | 661-705-2228 | 661-294-9890 | jgiem@hunsaker.com | Engineering: Civil/Land Survey |
| Mollenhauer Group | Wong, Ed | 213-624-2661 | | ewong@mollenhauergroup.com | Engineering: Civil/Land Survey |
| Mollenhauer Group | Black, John B. | 213-381-3400 | 213-381-3037 | jblack@mollenhauergroup.com | Engineering: Civil/Land Survey |
| Peak Surveys, Inc. | Widmer, Rick | 805-497-0102 | 805-495-7014 | rick.widmer@peakinc.com | Engineering: Civil/Land Survey |
| Psomas | Nickerson, Andrew | 213-223-1512 | 213-223-1444 | anickerson@psomas.com | Engineering: Civil/Land Survey |
| JMC 2 | Sioufi, Salim | 310-241-6550 | 310-320-8871 | ssioufi@jmc-2.com | Engineering: Civil/Land Survey/Structural |
| Pacific Coast Civil Inc. | Doss, Richard E. | 818-865-4168 | 818-865-4198 | rich@pacificcoastcivil.com | Engineering: Civil/Planning |
| KPFF | Davis, Rick | 310-665-2800 | 310-665-9075 | rdavis@kpff-la.com | Engineering: Civil/Structural |
| M.B. & A. Corp | Bilow, Mel | 818-845-1585 | 818-845-6433 | mel@mba-mech-eng.com | Engineering: Consulting/Mechanical |
| A.J. Design Group | Jiron, Joey | 626-523-1575 | 626-608-0340 | joeyjiron@aol.com | Engineering: Mechanical & Electrical |
| Jtmec | Tehrani, Javad | 818-319-6939 | 818-532-1528 | imtehrani@jtmec.com | Engineering: Mechanical/Electrical/Plumbing |
| Syska Hennessy Group | MacFadyen, Dawn | 310-254-3926 | | dmacfadyen@syska.com | Engineering: Mechanical/Electrical/Plumbing |
| C.W. Howe Partners Inc. | Baad, Katie | 310-838-0383 x115 | 310-838-5380 | katie@cwhowe.com | Engineering: Structural |
| Englekirk & Sabol Structural Engineers | Ho, Lawrence | 323-733-6673 | 323-733-8682 | lawrence.ho@englekirk.com | Engineering: Structural |
| Saiful/Bouquet Inc. | Randall, Robert | 626-304-2616 | 626-304-2676 | rrandall@sbise.com | Engineering: Structural |
| Structural Focus | Cocke, David | 310-323-9924 | 310-323-9925 | dcocke@structuralfocus.com | Engineering: Structural |
| Krakower & Associates | Krakower, Michael | 626-355-6088 | 626-355-9394 | mkcacese@hotmail.com | Engineering: Structural/Historical Preservation |
| Newsom Design | Gonzalez, Lucy | 323-658-7955 | 323-658-7961 | lucy@newsomdesign.com | Environmental Design |
| Henley Company Design & Production | Henley, Lyn | 310-445-4262 | 310-496-0946 | lyn@henleycompany.com | Exhibit Design |
| Krister Olmon Inc. | Olmon, Krister | 310-827-3260 | 310-827-3290 | krister@o-ko.com | Exhibit Design |
| Leslie Stone Associates | Buss, Shiril | 415-332-3306 | 415-332-3309 | leslie@lsa-design.com | Exhibit Design |
| Quatrefoil | Lee, Meghan | 310-829-9390 | | meghan@quatrefoil.com | Exhibit Design |
| Story Space Design | Faithorn, Valerie | 213-700-1366 | | valerie@storyspacedesign.com | Exhibit Design |
| The Sibbett Group | Sibbett, Donald | 415-819-2619 | | sibbettgroup@gmail.com | Exhibit Design |
| Lexington | Drum, Patti | 818-768-5768 x118 | 818-768-4217 | pdrum@lex-usa.com | Exhibit Design/Build |
| Split Rock Studios | Friedlander, Lisa | 651-631-2211 x717 | 651-631-0707 | lfriedlander@splitrockstudios.com | Exhibit Design/Build |
| Taylor Studios Inc. | Brannan, Betty | 217-893-4874 | 217-893-1998 | bbrannan@taylorstudios.com | Exhibit Design/Build Interpretive Planning |
| Cinnabar | Katz, Jonathan | 818-842-8190 | 818-842-0563 | jonathank@cinnabar.com | Exhibit Design/Project Management |
| Seruto & Co. | Morgan, Jennifer | 626-356-9903 | 626-356-9909 | jennifer@seruto.com | Exhibit Design/Project Management |
| Volume Inc. | Heiman, Eric | 415-503-0800 x262 | 415-503-6818 | eric@volumesf.com | Exhibit/Information/Experience Design |
| Architectural Resources Group | Leong, Justine | 626-583-1401 | 626-583-1414 | j.leong@arg-la.com | Historic Preservation |
| AHBE Landscape Architects | Abe, Calvin | 310-838-0448 | 310-204-2664 | cabe@ahbe.com | Landscape Architecture |
| AHBE Landscape Architects | Daley, Linda | 310-838-0448 | 310-204-2664 | ldaley@ahbe.com | Landscape Architecture |
| EDAW | Devlin, Cheri | 213-593-7700 | 213-593-7715 | cheri.devlin@edaw.com | Landscape Architecture |

| Company | Name | Phone | Fax | Email | Type of Firm |
|----------------------------|---------------------|-------------------|--------------|--|---|
| Katherine Spitz Associates | Boyd, Anne | 310-574-4460 x224 | 310-574-4462 | a.boyd@ksa-la.com | Landscape Architecture |
| ML+A | Margulies, Esther | 213-389-3844 | 213-389-3833 | esther@mlagreen.com | Landscape Architecture |
| Newman Design Group | Newman, Lee | 818-991-5056 | 818-991-3478 | indg@indg.net | Landscape Architecture |
| RSCLA | Cunningham, Robert | 949-661-3998 | 949-661-9021 | rccla@sbccglobal.net | Landscape Architecture |
| Van Atta Associates Inc. | Van Atta, Susan | 805-730-7444 | 805-730-7446 | sva@va-la.com | Landscape Architecture |
| Nancy Power & Associates | Jassim, Linda | 310-264-0264 | 310-264-0268 | linda@nancypower.com | Landscape Design |
| RRM Design Group | Sherrod, Mike | 805-543-1794 | 805-543-4609 | mssherrod@rrmdesign.com | Multi: Arch/Eng/Plan/L.A |
| Campbell & Campbell | Schwaner, Rebecca | 310-458-1011 | n/a | rebecca@campbellcampbell.com | Multi: Arch/L.A./Planning |
| Portico Group, The | Sorensen, Paul | 206-621-2196 | 206-621-2199 | psorensen@porticogroup.com | Multi: Archi/L.A./ Exhibit |
| New West Land Company | Stevens, Clark | 310-614-6636 | 310-455-4912 | clark@newwestland.com | Multi: Architect/Interpretive Land Planning |
| HRA Inc | Robertson, Doug | 323-935-3158 | 323-935-3058 | dougr@hrarch.com | Multi: Architecture & Planning |
| SAAT Architecture | Terpeluk, Brett | 415-335-3512 | | brett@saataarchitecture.com | Multi: Architecture/Design |
| Harley Ellis Devereux | Richards, David | 213-542-4586 | | dhrichards@hedev.com | Multi: Architecture/Engineering/LEED |
| Mehrnoosh Architects AIA | Mojalli, Mehrnoosh | 310-392-0411 | 310-314-0584 | mehrnoosh@mehrnoosh.com | Multi: Architecture/Exhibit |
| Akar Studios | Shaw, Mark | 310-393-0625 | | mark@akarstudios.com | Multi: Architecture/Interiors/Planning |
| HOK | Arnold, Todd | 424-298-4646 | 310-838-9586 | todd.arnold@hok.com | Multi: Architecture/Landscape Architecture |
| RIOS Clementi Hale Studios | Sigafoos, Amanda | 323-785-1868 | 323-785-1801 | amanda@rchstudios.com | Multi: Architecture/Landscape Architecture/etc. |
| RIOS Clementi Hale Studios | Phillips, Jory | 323-785-1877 | | jory@rchstudios.com | Multi: Architecture/Landscape Architecture/etc. |
| Barton Phelps & Associates | Haggerty, David | 323-934-8615 | 323-934-3289 | dhaggerty@bpala.com | Multi: Architecture/Planning |
| Page & Turnbull | Marcus, Ben | 213-221-1204 | | marcus@page.turnbull.com | Multi: Architecture/Preservation |
| VTN West | Fekete, Karl | 818-993-8740 x121 | 818-993-8750 | kfekete@vtnwest.com | Multi: Planning/Engineering/Survey |
| Victoria Biddle Design LLC | Biddle, Victoria K. | 310-659-6050 | | vkb@victoriabiddledesign.com | Planning/Design |

INVENTORY AND CONDITION ASSESSMENT
BUILDING 8 - GILLETTE RANCH

| | | |
|-------------------------------|---------------|------------------------------|
| Date of Assessment | July 25, 2006 | |
| Inspector(s) | Architect | Mr. John Trautmann, AIA |
| | Civil | Mr. Doug Carlson, SE |
| | Structural | Mr. Jamil Iddi, PE |
| | Mechanical | Mr. George Bradford, PE, CEM |
| | Electrical | Mr. Ali Khan, PE |
| Totals Assessment Hours Spent | 3 hours | |

General Information

| | | |
|--------------------------|--|-------------|
| Asset Name | Building # 8 Stable | |
| Asset Type | Service Building | |
| Year Built | 1956 | |
| Gross Square Footage | 6,947sq ft | |
| Building Type | Adoblar infill with poured in place concrete bond beam at top of wall. | |
| Construction Type | V N | |
| Number of Floors | 2 | |
| Occupancy Classification | B | |
| Roof Area | 7,366 sq ft | |
| Finished Floor Area | Basement | N/A |
| | 1 st Floor | 6,387 sq ft |
| | 2 nd Floor | 560 sq ft |

Latitude and Longitude (Trimble Unit NAD83 Northing and Easting)

| | | |
|-------------|-----------|-----------|
| Front Entry | 1861733 N | 6347493 E |
|-------------|-----------|-----------|

Life Cycle Data Capture

No mechanical equipment located within this building.

Current Replacement Value (CRV): **\$4,168,200.00** (Based on \$600.00/sq ft)

Annual Recurring Maintenance Requirements

The following includes our recommendations with respect to maintenance services and scheduled capital improvements required to ensure that this structure operates safely and efficiently as well as meeting the MRCA's functional requirements.

Based on our discussions and site visits, we have outlined a Maintenance Plan that is based on the work being performed by outsourced maintenance contractors and on 2007 dollars.

General Maintenance

Painting, wall, ceiling and floor repair, door and hardware replacement.

HVAC

Normal monthly maintenance of furnace/HVAC unit that is located in attic space.

Plumbing Systems

Normal yearly maintenance of the water heater and plumbing fixtures as well as inspecting and maintaining the water softener as suggested by the manufacturer.

Roofs

Minor roof repairs and roof gutter/drain spouts cleanout.

INVENTORY AND CONDITION ASSESSMENT
BUILDING 8 - GILLETTE RANCH

Electrical Systems

Normal maintenance on electrical panels, lighting systems, and electrical wiring.

Maintenance Plan

| Item | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
|---------------------|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|
| | | | | | | | | | | | | | | | | | | | | |
| HVAC | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Plumbing | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| General Maintenance | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Roofs | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Electrical | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | | | | | | | | | | | | | | | | | | | | |
| Totals | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | |

Note: The above numbers represent \$1,000.00 per unit with the exception of the year

Cyclic Recurring Maintenance Requirements

General Maintenance

XXX

HVAC

XXX

Plumbing Systems

XXX

Roofs

XXX

Electrical Systems

Xxx

INVENTORY AND CONDITION ASSESSMENT
BUILDING 8 - GILLETTE RANCH

Plan

INVENTORY AND CONDITION ASSESSMENT
BUILDING 8 - GILLETTE RANCH

Pictures



#1 – Exterior



#2 – Exterior/ Damaged Roof



#3 – Exterior/Damaged Roof



#3 – Exterior/ Damaged Lintel/ Damaged Roof



#4 – Exterior



#5 – Exterior



#6 – Exterior



#7 – Exterior – Infilled Portion of Low Wall



#8 – Exterior



#9 – Crack in Low Wall



#10 – Crack in Low Wall



#11 – Crack/Breakage in Low Wall



#12 – Cracks in Low Wall



#13 – Exterior Drainage Issues



#14 – Exterior Drainage Issues



#15 – Exterior



#16 – Exterior and Water Service



#17 – Exterior



#18 – Exterior



#19 – Electrical Service



#20 – Exterior



#20 – Exterior Wall Damage



#21 – Exterior



#21 – Exterior Door Damage



#22 – Exterior



#23 – Exterior –Added Lean-to at West Corner



#24 – Exterior



#25 – Exterior Roof and Plaster Damage



#26 – Exterior



#27 – Exposed Ceiling Rafters



#28 – Exposed Wall and Ceiling Rafters



#29 – Damaged Plumbing Fixtures



#30 – Exposed Walls and Ceiling Rafters



#31 – Exposed Ceiling Rafters and Plaster Wall Damage



#32 – Plaster Wall Damage



#33 – Roof Beam Damage-Beam shrunk away from roof sheathing



#34 – Room Beam Damage-Longitudinal split in beam



#35 – Room Beam and Support Damage



#36 – Daylight in Roof



#37 – Roof Beam Damage-Partially removed beam, adoblar walls in background



#38 – Cracks in Plaster Wall



#39 – Damaged Wall and Unprotected Column



#40 – Wall Damage-Saw-cut opening under Hay Loft



#41 – Floor Drain



#42 – Hole/Damage in Wall



#43 – Damaged Door and Frame



#44 – Damaged Walls



#45 – Hole in Roof/ Damage to Wall where Adoblar Wall Removed



#46 – Exposed Ceiling Rafters in Lean-to Addition



#47 – Exposed Ceiling Rafters in Lean-to Addition



#48 – Exposed Ceiling Rafters in Lean-to Addition



#49 – Water Service



#50 – Damaged Roof Beam-Damaged adoblar wall beyond



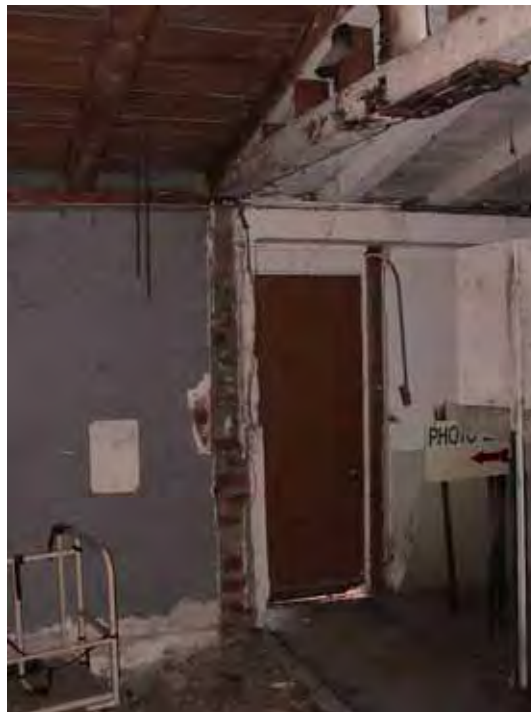
#51 – Damaged Roof Beam



#52 – Exposed Ceiling Rafters Propped Up Where Wall Was Removed



#52 – Damaged Plumbing Fixtures



#53 – Damaged Walls, Door, Door Frame and Exposed Ceiling Rafters



#54 – Exposed Ceiling Rafters-Stables



#55 – Exposed Ceiling Rafters and Plaster Wall Damage-Stables



#56 – Exposed Ceiling Rafters



#57 – Flue Stack



#58 – Vent Ductwork Through Roof-Stables



#59 – Unsupported Electrical Panel



#60 – Damaged Lintel Beam



#61 – Non-Code Compliant Stairway in Good Physical Condition



#62 – Damaged Roof



#63 – Damaged Roof



#64 – Water Damage in Wall of Hay Loft



#65 – HVAC Ductwork in Hay Loft Closet



#66 – Interior Stairway in Hay Loft



#67 – Interior Stairway in Hay Loft



#68 – Interior/Elevated Catwalk in Hay Loft



#69 – Dome Ceiling in Hay Loft



#70 – Water Damage to Window Frame and Wall



#71 – Flue Stack

Assessment/Deficiencies

HVAC

| | |
|-------------------|---|
| Type | Gravity vent over north wing and disconnected flue. |
| Condition | Poor. |
| Corrective Action | Cap vent and flue at roof. |
| Costs | \$500.00 |

Plumbing

| | |
|-------------------|---|
| Type | Two (2) bathrooms with water closet and lavatory and floor sink in floor of center tower. |
| Condition | Poor |
| Corrective Action | Operable but needs to be replaced within two (2) years. |
| Costs | \$500.00 |

Electrical

The main panel in Building is bed with 208/120V, 3 0 via a 400 amp main breaker. No Exterior Lighting and very few Interior Lighting.

| | |
|-------------------|--|
| Type | Single Line Diagram |
| Condition | No Single Line Diagram exists |
| Corrective Action | Single Line Diagram for power distribution to this structure as required for all public and industrial sites with employees in accordance with NFPA-70E. |
| Costs | \$1,000.00 |

INVENTORY AND CONDITION ASSESSMENT
BUILDING 8 - GILLETTE RANCH

| | |
|-------------------|---|
| Type | Arc Flash |
| Condition | No Arch Flash report exists |
| Corrective Action | Evaluate Arc Flash/Shock hazards for all distribution equipment with service voltage in excess of 50 volts nominal and thermo test panels for potential arching as a result of poor electrical connections. |
| Costs | \$1,000.00 |

| | |
|-------------------|--|
| Type | Electrical Panels |
| Condition | No labeling of circuits |
| Corrective Action | Label all distribution panels in accordance with NFPA-70E, verify accuracy of panels schedule, and re-torque all buss component connections and wire terminations. |
| Costs | \$500.00 |

| | |
|-------------------|---|
| Type | Main Electrical Panel and Sub-panels |
| Condition | Panels are in fair condition and one (1) sub-panel is supported only by conduct (Photo #59) |
| Corrective Action | Provide floor mounted support for sub panel. |
| Costs | \$250.00 |

| | |
|-------------------|--|
| Type | Electrical Service Meter |
| Condition | The meter location does not have enough clearance in front of the service as required by code. |
| Corrective Action | Remove debris and shrubs for access. |
| Costs | \$250.00 |

| | |
|-------------------|--------------------|
| Type | Power Distribution |
| Condition | Good |
| Corrective Action | None required. |
| Costs | \$0.00 |

Roof

| | |
|-------------------|--|
| Type | Asphalt roll roofing over 1 x sheathing. |
| Condition | <p>Asphalt roll roofing disintegrating in certain area, particularly near perimeter, resulting in water penetration.</p> <p>Daylight visible in places between 1 x sheathing, which are rotted in places. (Photo #36)</p> <p>Several areas where the roof has completely been damaged so severely that it is total exposure to the outside. (Photos #45 and #46)</p> <p>Gutters are too damaged to function, or are or missing all together.</p> <p>Most of the original copper flashing at the juncture of the cylindrical Hay Loft volume with the gable roofs of the two wings is intact and functioning – is cracked in one location on the north.</p> |
| Corrective Action | <p>Once roof beams are re-built where required, replace roof sheathing, roofing membrane, and if design permits, barrel clay roof tile (or, alternatively, asphalt roll roofing).</p> <p>Repair copper flashing to blend with original.</p> |
| Costs | \$ |

INVENTORY AND CONDITION ASSESSMENT
BUILDING 8 - GILLETTE RANCH

Exterior

| | |
|-------------------|--|
| Type | Stucco over adoblar. |
| Condition | <p>Exterior walls generally in good condition -- except where damaged by abortive alteration.</p> <p>Rotted half-logs at bottom of windows into Hay Loft; water penetration at beam penetration above same windows.</p> <p>Ground Level prone to flooding due to low finished floor elevation relative to surrounding topography. Sump pump in court not functioning.</p> |
| Corrective Action | <p>Fill and restore areas damaged by abortive alteration.</p> <p>Replace rotted half-logs at bottom of windows into Hay Loft; provide flashing and seal around penetration of beam penetration above same windows.</p> <p>Exterior wrought iron railing and steps up to Hay loft are in very good condition.</p> <p>Provide "moat" to divert surface drainage around building. Provide new sump pump at court.</p> |
| Costs | \$ |

Doors

| | |
|-------------------|---|
| Type | At entrances: wood, glazed. |
| Condition | Dilapidated. |
| Corrective Action | Re-build to match or in keeping with existing throughout. |
| Costs | \$ |

Windows

| | |
|-------------------|---|
| Type | Wood. |
| Condition | Most are deteriorating Oval windows in Hay Loft: One with southerly exposure deteriorating; one with westerly exposure in good condition. . |
| Corrective Action | Repair windows; ultimately total replacement may be required. |
| Costs | \$ |

Structure

| | |
|-----------|---|
| Type | Adoblar infill with poured in place concrete bond beam at top of wall. Heavy timber roof framing, 1 x roof sheathing. Load bearing brick walls, wood framing, and reinforced concrete tie-beams/lintels. |
| Condition | Walls and bond beam in very good condition (where not cut into by abortive remodeling). Heavy timber beams in Southeast Wing rotted, split, shrunken away from roof sheathing and inadequately supported. Roof sheathing completely deteriorated. Timber beams in Northeast Wing in good condition (where not cut by abortive remodeling). Bearing wall removed in stables. Several door openings widened without extending or upsizing overhead wood lintel. Concrete lintels/bond beams cut. Opening cut in roof decking. Roof beams bearing on inadequate steel brackets. Roof beams decomposed at bearings on masonry wall – no moisture barrier at bearing points. |

INVENTORY AND CONDITION ASSESSMENT
BUILDING 8 - GILLETTE RANCH

| | |
|-------------------|---|
| | <p>Roof leaks at vent chimney and other locations.</p> <p>Original clay roofing tiles absent from roof. Eaves flashing damage.</p> <p>Temporary posts support roof and loft beams where walls and lintels existed.</p> |
| Corrective Action | <p>Requires comprehensive Structural retrofit, including new column-to-beam connections, new beams, new roof sheathing and possible retrofit of adoblar walls.</p> <p>Re-install missing walls – both stud and brick.</p> <p>Replace inadequate lintels or reduce door widths to original size.</p> <p>Form and re-pour damaged concrete lintels.</p> <p>Removed damaged roof decking and replace. Close additional roof openings.</p> <p>Replace roof beams with steel wide flange beams and clad in wood. Provide wind/seismic anchors at wall bearing.</p> <p>Replace damaged roof rafters.</p> <p>Insulate and re-roof entire area. Re-install clay tiles.</p> <p>Replace Juliette balcony floor blocks with P.T. lumber.</p> |
| Costs | |

Accessibility

| | |
|-------------------|--|
| Condition | Lacks designated, delineated and posted accessible parking stalls and accessible Path of Travel (POT) to building entrance. Internal accessibility hampered by level changes of a few inches between spaces on the south and the rest of the floor; Hay Loft not accessible. |
| Corrective Action | Pave, delineate and post accessible / van-accessible parking stalls and create accessible Path of Travel (POT) to building entrance. Provide level landing at entrance. Floor level could be brought up to a common level to accommodate access. |
| Costs | \$ |

Other

| | |
|-------------------|--|
| Condition | Site walls around court on east side are cracked due to tree roots pushing up. |
| Corrective Action | Remove trees, which are planted too close to walls. Replace with new plantings separated from walls. Restore wall. |
| Costs | \$ |